



August 10, 2012

**Delaware Technical and Community College – Stanton Campus
Restroom Renovation**

Design Narrative
MGZA Project #120303

Introduction

The project consists of the interior renovation of eight existing restrooms of approximately 208 square feet each, located in the Stanton Campus B, C, and D wings that has been reviewed and generally approved by the Del. Tech. Administrative Services. Four (4) of the restrooms are stacked in the B-wing on the first and second floors; two (2) are on the first floor of the C-wing, side by side; and two (2) are on the first floor of the D-wing. MGZA, with our technical sub-consultant, Paragon Engineering Corp., is providing services to support Delaware Technical and Community College with the implementation of this fit out.

Project Description and Primary Goals

The mission of the renovation is to provide upgraded and ADA accessible restrooms for the students, staff, and faculty at the Del. Tech. Community College Stanton campus.

Doors and Hardware: All existing doors and hardware are to remain with the addition of handicapped accessible push button for "inclusion" door access.

Ceiling / Lighting: All gypsum ceilings, ceiling grids, ceiling tiles, and light fixtures are to be removed and replaced with higher quality and design. HVAC systems will be modified and updated to handle the new layout and/or load differential.

Colors and Finishes: Finishes are to provide a sense of style while maintaining their durability.

Plumbing Fixtures: The existing toilets will be salvaged and retained for reinstallation. Other new fixtures will be selected to match Del Tech administrative standards with hands-free technology to help quell the spread of germs throughout campus.

Paragon shall evaluate the systems to determine what, if any, upgrades or replacements are needed to accommodate the new design. This shall include but is not limited to, HVAC equipment, ductwork, electrical, piping and fire protection.

COMMONWEALTH CONSTRUCTION COMPANY					
NEWARK BATH RENOVATIONS PROJECT BUDGET MGZA					
3/22/2012					
SCHEMATIC BUDGET					
COST PER BATHROOM					
Division Of Work	Total Sq Ft Total Units	Unit Measure	180 Cost per unit	Budget Cost	Subtotal Cost
Sitework - Division 2					
Building Demolition				\$1,850.00	
Subtotal					\$1,850.00
Concrete - Division 3					\$0.00
Subtotal					\$0.00
Masonry - Division 4					\$0.00
Subtotal					\$0.00
Steel - Division 5					\$0.00
Subtotal					\$0.00
Wood Fabrications - Division 6					
Carpentry/Labor				\$650.00	
Subtotal					\$650.00
Thermal / Moisture Protection - Division 7					
Caulking				\$350.00	
Subtotal					\$350.00
Doors & Windows - Division 8					\$0.00
Subtotal					\$0.00
Finishes - Division 9					
Interior Drywall Partitions	6	LF	\$ 71.00	\$426.00	
Tile Backer Board	480	SF	\$ 2.50	\$1,200.00	
Acoustic Ceilings	180	SF	\$ 5.00	\$900.00	
Painting				\$500.00	
Floor Prep	180	SF	\$ 1.50	\$270.00	
Wallcovering				\$0.00	
Ceramic Tile Floor (\$5.00/sf material allowance)	180	SF	\$ 12.00	\$2,160.00	
Ceramic Tile Walls 6' a.f.f. (\$5.00/sf material allowance)	360	SF	\$ 12.00	\$4,320.00	
Subtotal					\$9,776.00
Specialties - Division 10					
Toilet Accessories / Partitions				\$2,450.00	
Subtotal					\$2,450.00
Equipment Division 14					\$0.00
Subtotal					\$0.00
Plumbing & Heating Division 15					
HVAC				\$0.00	
Plumbing				\$15,000.00	
Sprinkler	0	sq ft	\$ -	\$0.00	
Subtotal					\$15,000.00
Electrical - Division 16					
Electrical				\$1,950.00	
Fire Alarm				\$0.00	
Subtotal					\$0.00
Subtotal (Building Construction Cost)					\$32,026.00
Division 1 - General Conditions 52 week schedule					
Supervision		wks		\$2,000.00	
Project Management		hrs		\$1,500.00	
Travel		miles		\$0.00	
Testing		mo		\$0.00	
Building Layout/Survey		days		\$0.00	
CCR Inspections		wks		\$0.00	
Trailers		mo		\$0.00	
Telephones		mo		\$25.00	
Temporary Barricades and Fencing		mo		\$0.00	
Temp Water Service		mo		\$0.00	
Drinking Water		mo		\$0.00	
Temporary Protection		mo		\$350.00	
Temporary Heat		mo		\$0.00	
Safety		mo		\$0.00	
Temporary Electric - Connection / Usage		mo		\$0.00	
Dumpsters		ea		\$175.00	
Clean Up Labor		hrs		\$0.00	
Final Clean		sq ft		\$0.00	
Accounting		hrs		\$0.00	
Clerical Work		hrs		\$0.00	
Consumables		mo		\$200.00	
Subtotal Division 1					\$4,250.00
Permit Allowance					\$650.00
New Sales and Service Building Construction Costs					\$36,926.00
Construction Sub Total					\$36,926.00
Contingency Allowance					\$1,846.30
Total Project Construction Costs					\$38,772.30
Construction Fee			5.0%		\$1,938.62
Total Project Construction Costs/Bathroom					\$40,710.92
Price Per sq ft					\$226.17